
SCENIC CORRIDOR ZONE

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9-02.0.0 SCENIC CORRIDOR ZONE.

9-02.1.0 GENERAL.

Purpose. This Standard has been established to provide a listing of criteria for analysis and development of property affected by the Scenic Corridor Zone (SCZ), Sec. 2.8.2, of the Tucson *Land Use Code (LUC)*, and to inform applicants of the preparation, submittal, and review requirements for SCZ projects so that proper and adequate information is presented in a consistent manner, thereby providing the basis for an efficient and timely review. It is intended that this Development Standard provide support and clarification to the SCZ provisions of Sec. 2.8.2 of the *LUC*.

This Standard does not waive any applicable City regulations or codes.

- 1.2 Definitions. Definitions for words used in this Standard are found in the Development Standards Glossary or in Sec. 6.2.0 of the *LUC*.

9-02.2.0 SCZ PLAN FORMAT AND CONTENT.

- 2.1 SCZ Plan Requirement. The information required as part of the SCZ submittal will be shown graphically or provided by notes on a plan. The SCZ requirements are in addition to the plan requirements of the applicable process, such as, but not limited to, a plat, a development plan, a site plan, or a plot plan. The information is to be provided as part of the drawing required through the applicable process. The plan may comprise several sheets showing various elements of required data.
- 2.2 Format. The format, sheet size, scale, margins, lettering, and similar requirements are the same as those for the applicable process, i.e., tentative plat, development plan, site plan, or plot plan.
- 2.3 Content. In addition to the plan requirements of the applicable process, such as, but not limited to, a plat, a development plan, a site plan, or a plot plan, the following information is to be provided for all projects affected by the SCZ.
- A. Thirty (30) foot Scenic Route Buffer Area, and 400 foot Scenic Corridor applicability area.
 - B. Topographic information of the existing terrain, prior to any grading, grubbing, clearing, excavation, or modification, with contour intervals as specified in Development Standard 9-01.0.

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- C. Grading information, including proposed grading area, amount of grading by square feet and percentage of lot area, proposed contours, and locations of all areas of cut and fill.
- D. The location, size, color, and textural treatment of all retaining walls, riprapped slopes, or other constructed means of slope stabilization must be shown on one (1) of the plans submitted.
- E. Colors of building, structure, or sign surfaces visible from a scenic route.
- F. View corridors per LUC 2.8.2.6.B.
- G. Gateway routes within 700 feet of the site.
- H. All signs within 400 feet of a scenic route

9-02.3.0 SCZ PLAN SUBMITTAL REQUIREMENTS.

- 3.1 Submittal Requirements. The plan which includes the SCZ information is to be provided with the initial submittal under the applicable process, such as, but not limited to, a plat, development plan, site plan, or plot plan.
 - A. 4 copies of the site plan or development plan (folded 8 ½" x 11"). (See Development Standards 2-02.0 and 2-05.0 for requirements.)
 - B. 4 copies of the landscape plan (folded 8 ½ " x 11").
 - C. 4 copies of the grading plan (folded 8 ½ " x 11"), if there will be any cut and fill on the site or if the site is located within a Hillside Development Zone. Show how any cut/fill visible from the Scenic Route will be treated.
 - D. 3 copies of NPPO plan (folded 8 ½ " x 11").
 - E. 3 topographic maps of the site (folded 8 ½ " x 11") if not shown on the grading or site/development plan.
 - F. 2 sets of color photographs of the site with photo orientation.
 - G. 2 copies of the Pima County Assessor's property information (current printout).
 - H. 2 copies of the Pima County Assessor's map for the property.
 - I. 2 copies of the letter sent to the surrounding owners, the neighborhood associations, and the Council Ward Office.
 - J. 2 copies of the notarized statement, with the mailing list attached, stating that the letter was sent. **(NOTE:** Mailing list must be compiled by the City of Tucson Development Services Department, as lists compiled by applicant will not be accepted.)

- K. 2 copies of the summary of the meeting with the surrounding property owners, including the names of those who attended the meeting.
- L. Overlay review fee (see Development Standard 1-05.0 Development Review Fee Schedule)
- M. 4 copies of elevations of buildings or structures (including signs and freestanding walls). Information concerning materials and colors and how height restrictions are met must be included.
- N. 3 sets of paint and/or material samples (Color Palette).